



District 4 Advisory Board Agenda

Monday, November 6, 2023 • 6:30 pm

Alford Branch Library • 3447 S Meridian Ave, Wichita, KS 67217

Virtual Meeting Option • [Zoom](#) and Facebook Live

Virtual Meeting Access Information

This meeting is held in person at the Alford Branch Library, 3447 S Meridian.

Residents who are unable to attend the DAB 4 meeting in person or who would prefer to attend remotely have the option to participate in the DAB 4 meeting virtually via the [Zoom](#) platform or to watch the meetings live on the [\(4\) Wichita District 4 | Wichita KS | Facebook](#). Zoom meeting details are below.

Join [Zoom](#) meeting on a computer, tablet, or smartphone

- Click on the link below and enter the meeting ID and passcode.
 - <https://us06web.zoom.us/j/83895230425?pwd=bIB2c0huZTdWSGV1Ujl1N29YckVrZz09>
 - Meeting ID: 838 9523 0425
 - Passcode: 558258

Join Zoom meeting via telephone (audio only)

- Dial +1 312 626 6799 US and enter the meeting ID and passcode listed above.

Order of Business

- **Call to Order**
- **Pledge of Allegiance**
- **Approval of Agenda** for November 6, 2023
- **Approval of Minutes** for October 2, 2023

Staff Reports

1. Wichita Fire Department

Staff will present District 4 fire statistics, discuss relevant safety topics, provide department updates, and answer questions.

2. Wichita Police Department

Community Policing Officers will present District 4 statistics and crime trends, discuss relevant safety topics, provide department updates, and answer questions.

3. Library

Alford Branch Staff will present updates relevant to District 4, share city-wide department projects, and information, and answer questions.

4. Public Works & Utilities

Public Works staff will provide department updates with a focus on ongoing and upcoming construction and design projects in District 4.

Recommended Action: Receive and file.

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Public Agenda

5. Scheduled Items

Recommended Action: Receive and file.

6. Off-Agenda Items

Any individual present that did not request to speak on the Public Agenda prior to the meeting may speak at this time.

Recommended Action: Receive and file.

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New Business

7. ZON2023-00043

Planning staff will present a Zone Change in the City from B Multi-Family District to LC Limited Commercial District to Allow Commercial Uses, Generally Located on the Northeast Corner of May Avenue and Dodge Avenue (1222 West May Avenue).

ZON2023-00043 Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-11-06%20DAB%204%20ZON2023-00043%20MAPC%20Staff%20Report.pdf>

Attachments: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-11-06%20DAB%204%20ZON2023-00043%20MAPC%20Site%20Plan.pdf>

Recommended Action: **Approval** for zone change to GO General Office subject to staff recommendations and **Denial** for requested LC Limited Commercial.

8. Wichita.gov Redesign

The City's Communications staff will present the new Wichita.gov website that will be launched in December. After the presentation, staff is asking for feedback about the functionality of the site to ensure the City is meeting the needs of residents.

Recommended Action: Provide feedback.

9. PROPOSED CITY TREE POLICY PROJECT UPDATE

Public Works & Utilities and Parks & Recreations staff will present the draft Tree Canopy Policy. The City of Wichita recognized gaps in the city's tree-related activities such as planting, removal, and public communication and initiated a team to create a formalized tree canopy policy to address those gaps. The team comprised city Forestry, Landscaping, Public Works Department, and Park and Recreation Department experts. They analyzed current best practices and procedures to draft a working tree canopy policy. The principles and guidelines include protecting the existing tree canopy and strategically expanding the tree canopy to ensure a diverse tree canopy.

Draft Tree Policy: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-11-06%20DAB%204%20City%20Tree%20Policy%20Draft%20.pdf>

Agenda Item Presentation: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-11-06%20DAB%204%20Tree%20Policy%20Project%20Update%20Presentation%20.pdf>



Recommended Action: Provide feedback on the Draft City Tree Policy.

10. PUD2023-00011

Metropolitan Area Planning Staff will present a Zone change request on behalf of Gerardo and Elvia Mendez (Applicant) and Baughman Company (Agent) in the City from SF-5 Single-Family Residential to PUD Planned Unit Development #116 to provide a transportation facility for over-the-road trucking, and to support existing industrial operations in this area of Wichita.; generally located on the northeast corner of West MacArthur Road and South Fern Street (1514 & 1530 W. MacArthur Rd).

The Metropolitan Area Planning Commission hearing occurred on Thursday, October 26, 2023.

PUD2023-00011 Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-11-06%20DAB%204%20PUD2023-00011%20MAPC%20Staff%20Report.pdf>

Recommended Action: Based on the information available at the time of the public hearing, staff recommends APPROVAL of the application subject to provisions of the Mendez Industrial Planned Unit Development PUD #116, and subject to the following conditions:

1. Landscaping shall conform to the requirements of the Unified Zoning Code.
2. The PUD shall be developed in accordance with the approved PUD language.
3. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #116 Mendez Industrial Planned Unit Development) has special conditions for development on the property.
4. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

11. ZON2023-00058

Metropolitan Area Planning Staff will present a Zone change request on behalf of West Side Restaurants, LLC (Applicant) and Mickey Roux and Tayssir Issa (Agents) in the City from SF-5 Single Family Residential to GC General Commercial for a restaurant located on the south side of East Ridge Road and within one block south of West Taft (526 South Ridge Road). The proposed use is a future restaurant. The Metropolitan Area Planning Commission hearing will be on Thursday, November 9, 2023.

The public hearing for this item will be held on Thursday, November 9, 2023, at 1:30 pm at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas.

ZON2023-00058 Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-11-06%20DAB%204%20ZON2023-00058%20MAPC%20Staff%20Report%20.pdf>

Recommended Action: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**.

12. ZON2023-00059

Metropolitan Area Planning Staff will present a Zone change request on behalf of Michael Todd, M2 Property Investments, LLC (Applicant) in the City from TF-3 to MF-29 to allow for multiple duplexes; generally located two blocks west of South Meridian and one-quarter mile south of West Kellogg (1021 South Edwards).

The Metropolitan Area Planning Commission hearing will be on Thursday, November 9, 2023.

ZON2023-00059 Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-11-06%20DAB%204%20ZON2023-00059%20MAPC%20Staff%20Report%20.pdf>

Recommended Action: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**.

13. CON2023-00030

Metropolitan Area Planning Staff will present a Conditional Use request on behalf of United Distributors, Inc (Applicant) and James Cardinal (Agent) in the City to permit a 92-foot Wireless Telecommunications Facility with a 10-foot lightening rod on property zoned LC Limited Commercial District; generally located east of South Seneca Street and approximately 450 feet south of West Maple Street (420 S. Seneca Street). The Metropolitan Area Planning Commission hearing was deferred on July 27, 2023, and was heard again on October 26, 2023.

CON2023-00030 Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-11-06%20DAB%204%20CON2023-00030%20MAPC%20Staff%20Report%20.pdf>

Recommended Action: Based upon the information available prior to the public hearings, planning staff recommends that the request be **DENIED**.

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Board Agenda

14. Updates, Issues, and Reports

- a. Reports from Council Member Blubaugh and the DAB on any activities, events, resources, issues/concerns, or opportunities in the neighborhoods, council district, and/or city.
 - a. Schedule of 2024 DAB meetings

Recommended Action: Receive and file.

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Adjournment

The next District 4 Advisory Board meeting will be held at 6:30 pm, Monday, December 4, 2023, at the Alford Branch Library, 3447 S Meridian.

The public also has the option to attend remotely by participating in the meeting via the virtual platform Zoom or watching the meeting live on the [\(4\) Wichita District 4 | Wichita KS | Facebook](#). The [Zoom](#) meeting link, ID, and passcode for the next meeting remains the same and can be found on the first page of this agenda. Visit the [City Council District 4 \(wichita.gov\)](#) for the most up-to-date meeting information.